067.A	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	674,100	/	674,100
USE VALUE:	674,100	/	674,100
ASSESSED:	674,100	/	674,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERNA JOSEPH M
Owner 2:	
Owner 3:	
Street 1:	2 OAK HILL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERNA JOSEPH M & LISA A -
Owner 2:	-
Street 1:	2 OAK HILL DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,261 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8261.000	206,600		467,500	674,100
Total Card	0.190	206,600		467,500	674,100
Total Parcel	0.190	206,600		467,500	674,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.56 | /Parcel: 501.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 128338

GIS Ref

GIS Ref

Insp Date 10/17/18

!5763!

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	206,600	0	8,261.	467,500	674,100	674,100	Year End Roll	12/18/2019
2019	101	FV	183,400	0	8,261.	434,100	617,500	617,500	Year End Roll	1/3/2019
2018	101	FV	183,400	0	8,261.	434,100	617,500	617,500	Year End Roll	12/20/2017
2017	101	FV	183,400	0	8,261.	380,700	564,100	564,100	Year End Roll	1/3/2017
2016	101	FV	183,400	0	8,261.	347,300	530,700	530,700	Year End	1/4/2016
2015	101	FV	172,100	0	8,261.	307,200	479,300	479,300	Year End Roll	12/11/2014
2014	101	FV	172,100	0	8,261.	290,500	462,600	462,600	Year End Roll	12/16/2013
2013	101	FV	172,100	0	8,261.	276,500	448,600	448,600		12/13/2012

PRINT

Date	Time
12/10/20	20:36:21

LAST REV

Date	Time
04/16/19	15:03:52

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERNA JOSEPH M	35758-534		6/26/2002	Family		No	No		
PIERSON LILLIAN	23035-166		3/31/1993		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	128338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	BS	Barbara S
4/6/2009	Measured	345	PATRIOT
3/29/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
11/8/1999	Measured	163	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8261		Sq. Ft.	Site		0	70.	0.81	12									467,479						467,500	

Total AC/HA: 0.18965 | Total SF/SM: 8261 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,479 | Spl Credit | Total: 467,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99247509
Adj $ / SQ:	140.683
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	299353
Depreciation:	92799
Depreciated Total:	206553

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

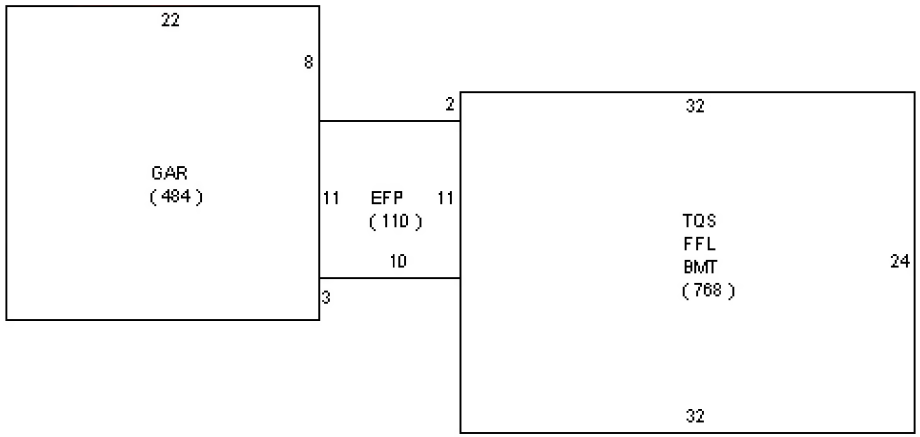
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.68
Special Features:	0	Val/Su Net:	76.35
Final Total:	206600	Val/Su SzAd	153.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.210	32,413
FFL	First Floor	768	140.680	108,045
TQS	3/4 Story	576	140.680	81,034
GAR	Garage	484	20.010	9,687
EFP	Enclos Porch	110	51.580	5,674

Net Sketched Area:	2,706			Total:	236,853
Size Ad	1344	Gross Are	2898	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

067.A-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	